

# CORKSCREW WOODLANDS



*Association, Inc.*

## COMMUNITY INFORMATION SHEET

February 2016

At Corkscrew Woodlands Association, Inc., all members of the Association own their own property. As such, the Management and Administrative office of the Association does not handle any sales or rentals of owner's property nor do we maintain a list of sales or rentals. Each owner either handles their own rentals and sales, or, they are welcome to contact a Real Estate Agent of their choice. You may also look at the sales and rentals section of our web site at [www.corkscrewpark.com](http://www.corkscrewpark.com).

Corkscrew Woodlands Association is a Florida registered Homeowners Association and is a Not for Profit corporation licensed through the Florida Division of Corporations. We are also a Federal and State registered "55 and Over" community, which allows certain exemptions that require at least one occupant be 55 or over.

Corkscrew Woodlands started to be developed back in the early 1980's as an RV Landominium. It was developed in and around our Florida wetlands and is nestled in a heavily wooded area. That is perhaps why they named it Corkscrew **WOODLANDS**. Over the years the community has evolved into a beautiful homeowners community with a fair amount of residents staying year round. While we still have the majority of owners who use this as their 2<sup>nd</sup> home, they take great pride in how the community has evolved and the vision we have for the future.

The community has a wide range of amenities and services that are provided and/or available. While the following is not inclusive of all activities, amenities and services, it will give you an idea of many things it offers. During the fall and winter season when most people return, many more social events and activities will occur and residents are notified of these through our monthly news letter called **The Woodlander**.

The Association business operates on a fiscal year of April 1<sup>st</sup> through March 31<sup>st</sup>. The Association maintenance fees are paid quarterly of April 1; July 1; October 1; and January 1. As of fiscal year 2016/17 the fees are \$576.00 per quarter. Besides the care and upkeep of all the Association common areas, the fees also include the following;

1. Water and Sewer
2. Full Basic Cable TV
3. Central Trash area
4. Recycle areas
5. Bulk item and junk appliance areas
6. Horticultural debris pickup
7. Lawn Care (mow, weed eat, and blow of owners property)

The Association has two storage areas for the use of residents only and for a nominal fee. These areas are for storage of vehicles, trailers, RV's and car dollies.

Corkscrew Woodlands has 640 sites located on approximately 123 acres of property. We have a lake and canal system that is protected and controlled by order of South Florida Water Management District. We also have many other areas along with the lake and canals that are refuge to Florida natural wildlife and vegetation all protected by various agencies.

The home sites were built in smaller circle neighborhood designs. There are 15 full circles with 40 sites each and 2 half circles with 20 sites each. Each circle has a community/recreational facility that have a variety of amenities. Each circle recreation building has men and women toilet facilities; men and women showers; central mail boxes; drinking fountain; laundry facility with washers and dryers; and most circles have screen enclosures with tables, chairs and other items for your convenience. The 15 full circles also have 2 shuffleboard courts.

Other amenities throughout the community consist of;

1. Two lighted regulation size tennis courts located near the clubhouse with bleachers under tiki huts.
2. Four Pickle Ball courts located on the tennis courts
3. There are two bocce ball courts with bleachers
4. There are four horseshoe courts with bleachers
5. We have a 6,700 square foot clubhouse building with a screen room attached. This building has exercise equipment; a library; stage for various functions; restrooms; limited kitchen facility; wide screen TV and VCR; 2 billiard tables; and a card room. We also have sound equipment for various shows and functions.
6. We have a large swimming pool and large spa at the clubhouse area
7. There are 8 shuffleboard courts at the clubhouse area
8. There are two peddle boats and two row boats at the clubhouse area for residents use on the lake. Fishing is allowed under our "catch and release" policy.
9. There are nature trails that extend along and over the canal system on the property. These trails have 8 bridges and are used for walkers, bicycles and will accommodate golf carts.
10. There is an 18 hole mini golf area with putters and balls provided.
11. We have a fully staffed Administrative office who handles all the affairs of the Association. We also have staff for community maintenance, housekeeping and lawn care. (all staff are for Association affairs and not for private owner use).

Corkscrew Woodlands is a beautiful and well maintained gated community operated by a Board of Directors with the help of a General Manager and competent staff. Its members and volunteers are very active in their activities and helping make this the best place to live and play at Paradise Found.

Thanks

Timothy D. Fisher, CAM  
General Manager